

City of Evans

URBAN RENEWAL AREA CONDITIONS SURVEY

Prepared
On November 6, 2009
Scheduled for Approval
Tuesday, November 17, 2009

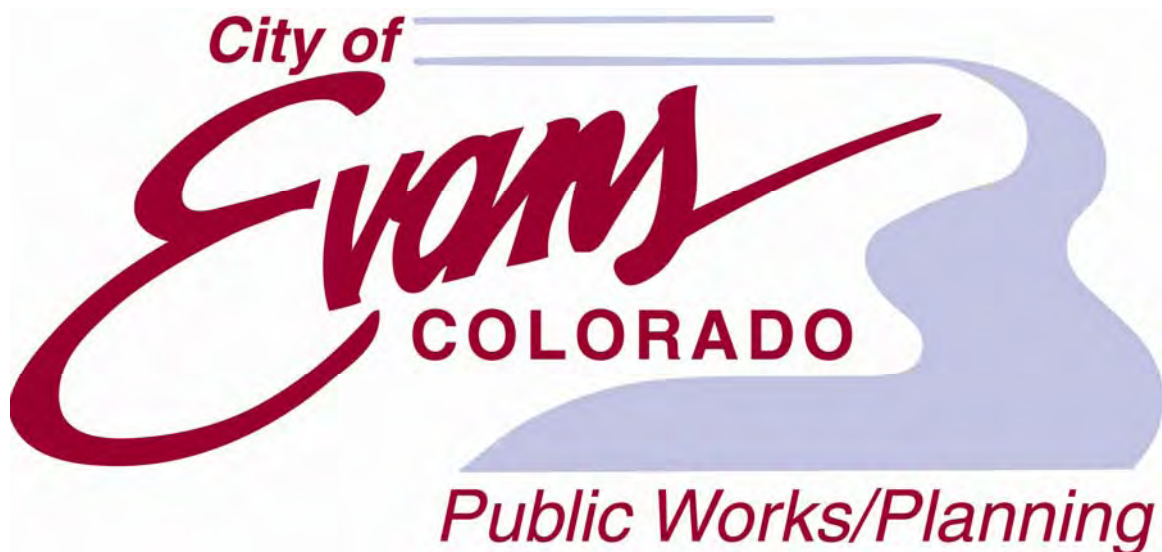


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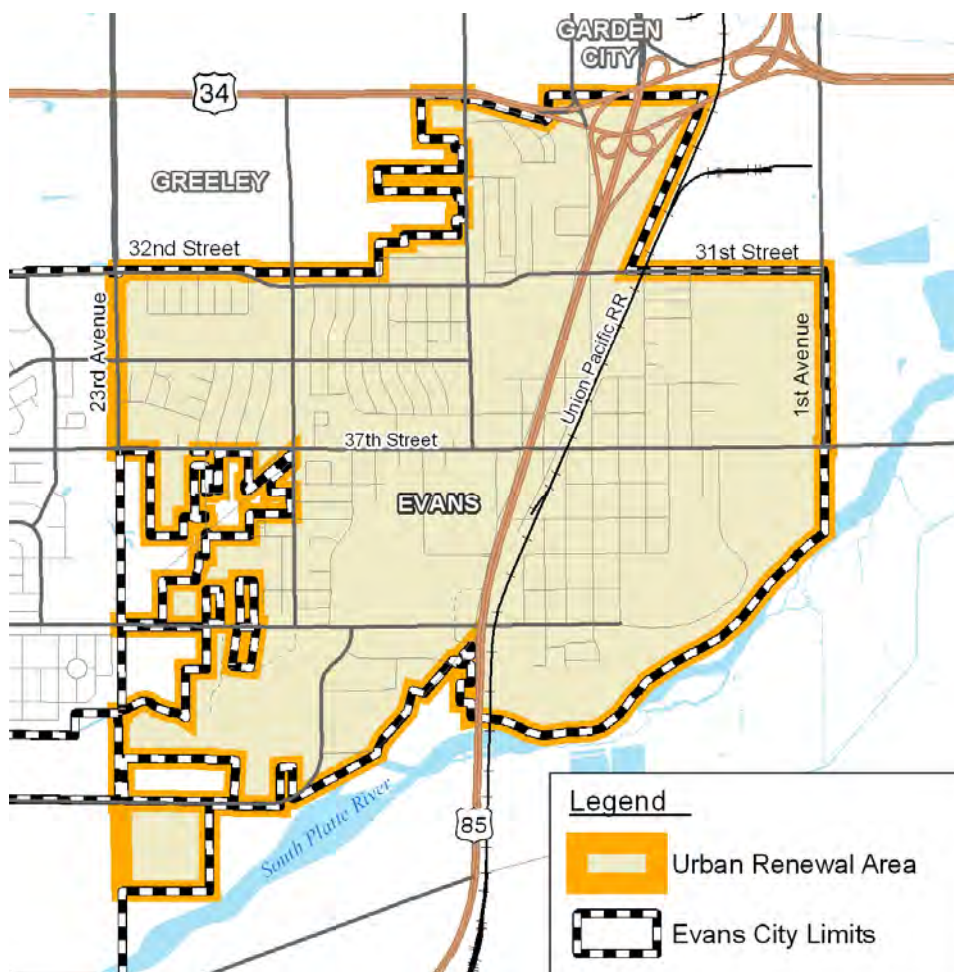
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Section I: INTRODUCTION

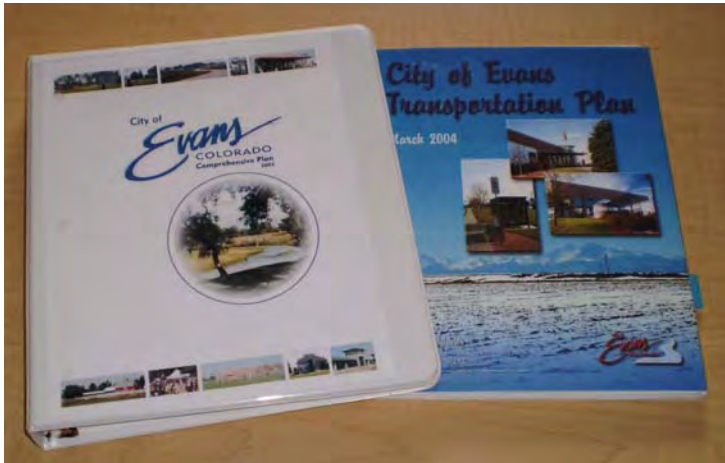
A. Introduction

The following report, the Evans Urban Renewal Area Conditions Survey, was completed in October and November, 2009. The purpose of this report is to analyze conditions within Evans Area (the “Study Area”) in order to determine whether factors contributing to blight as defined by State Statute are present and whether the Study Area is, therefore, eligible as an Urban Renewal Area under the provisions of Colorado State Statutes. Establishment of an urban renewal area would allow the City of Evans, through its Urban Renewal Authority, to use designated powers to assist in the development of properties and improvements within its boundaries.



Evans Urban Renewal Area Conditions Survey
Study Area

The Study Area is generally located from the South Platte River (southern border) to 31st Street (northern border) to 1st Avenue (eastern border) and 23rd Avenue (western border). Only incorporated Evans is included in the Study Area – any parcels in unincorporated Weld County have not been included.



This study represents a step towards achieving goals set out in the Evans Comprehensive Plan, the Evans Story (strategic economic development plan) and the Evans Transportation Plan. An important component in the Comprehensive Plan related to the future redevelopment of this area is the identification of

development programs which effectively leverage public investment as well as funding mechanisms to complete the necessary infrastructure to serve the area, including the construction of major transportation improvements. This Evans Urban Renewal Area designation will facilitate achieving this goal and remedy the conditions found to exist in the area.

B. Definition of Blight

Redevelopment and investment within the Study Area may be accomplished through implementation of an urban renewal process. The first step in this process is to determine if the area qualifies as a "blighted area" eligible for urban renewal. The determination that an area constitutes a blighted area is a cumulative conclusion attributable to the presence of several physical, environmental, and social factors.

Blight is attributable to several conditions that, in combination, tend to hinder the proper growth and development of the community in accordance with sound planning standards and community objectives.

For purposes of the study, the definition of a blighted area is premised upon the definition articulated in the Urban Renewal Law, as follows:

"Blighted area" means an area that, in its present conditions and use and, by reason of the presence of at least four of the following factors, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes and

economic or social liability, and is a menace to the public health, safety, morals, or welfare:

- (a) Slum, deteriorated, or deteriorating structures;*
- (b) Predominance of defective or inadequate street layout;*
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;*
- (d) Unsanitary or unsafe conditions;*
- (e) Deterioration of site or other improvements;*
- (f) Unusual topography or inadequate public improvements or utilities;*
- (g) Defective or unusual conditions of title rendering the title non-marketable;*
- (h) The existence of conditions that endanger life or property by fire or other causes;*
- (i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidations, deterioration, defective design, physical construction, or faulty or inadequate facilities;*
- (j) Environmental contamination of buildings or property;*
- (k.5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements;*
- (l) If there is no objection of such property owner or owners and the tenant or tenants of such owner or owners, if any, to the inclusion of such property in an urban renewal area, "blighted area" also means an area that, in its present condition and use, and by reason of the presence of any one of the factors specified in paragraphs (a) to (k.5) of this subsection (2), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare. For purposes of this paragraph (1), the fact that an owner of an interest in such property does not object to the inclusion of such property in the urban renewal area dose not mean that the owner has waived any rights of such owner in connection with laws governing condemnation.*

Source: Colorado Revised Statute 31-25-103(2).

It is important to clarify which of the statutory list of conditions exist in the Study Area. According to state law, it is unnecessary for every condition of blight to be present in order to be eligible as an urban renewal area, and any particular condition may satisfy as many of the statutory factors as are applicable to such condition.

The conditions need not be present in each parcel, but must be found in the Study Area as a whole. With this understanding, the Evans Area Conditions Survey presents an overview of factors within the Study Area including a review of physical conditions sufficient to make a determination of blight. The "Summary of Findings" provides conclusions regarding the analysis and presence of blight in key areas. However, the Evans City Council will make a final determination of blight for the entire Evans Study Area.

C. Study Methodology

The Evans Area Conditions Survey includes an analysis of site, building, public improvements and public infrastructure to accommodate the current and future population of the Study Area.

Field studies were performed by City staff to document physical conditions within the categories of blight set out in the state statute. Pertinent Geographic Information Systems (GIS) data was obtained from the City of Evans, Weld County and the Federal Emergency Management Agency (FEMA). Other information was obtained from topographic studies of the property and relevant City of Evans Utility, Street and Zoning Maps. Additional supplemental and updated information was obtained through meetings and interviews with City Staff, as well as other experts.

D. Survey Objective and Scope

This survey has measured a wide range of physical, environmental, economic and social factors based upon on-site inspections, research and interviews conducted with various staff members of the City of Evans. Data has been gathered and reviewed in the following general areas:

1. Area Conditions
2. Building and Site Conditions
3. Public Improvements
4. Underutilized Sites
5. Traffic, Public Streets and Automobile Access
6. General Health and Safety
7. Economic Conditions
8. Evans Comprehensive Plan
9. Evans Transportation Plan
10. The Evans Story

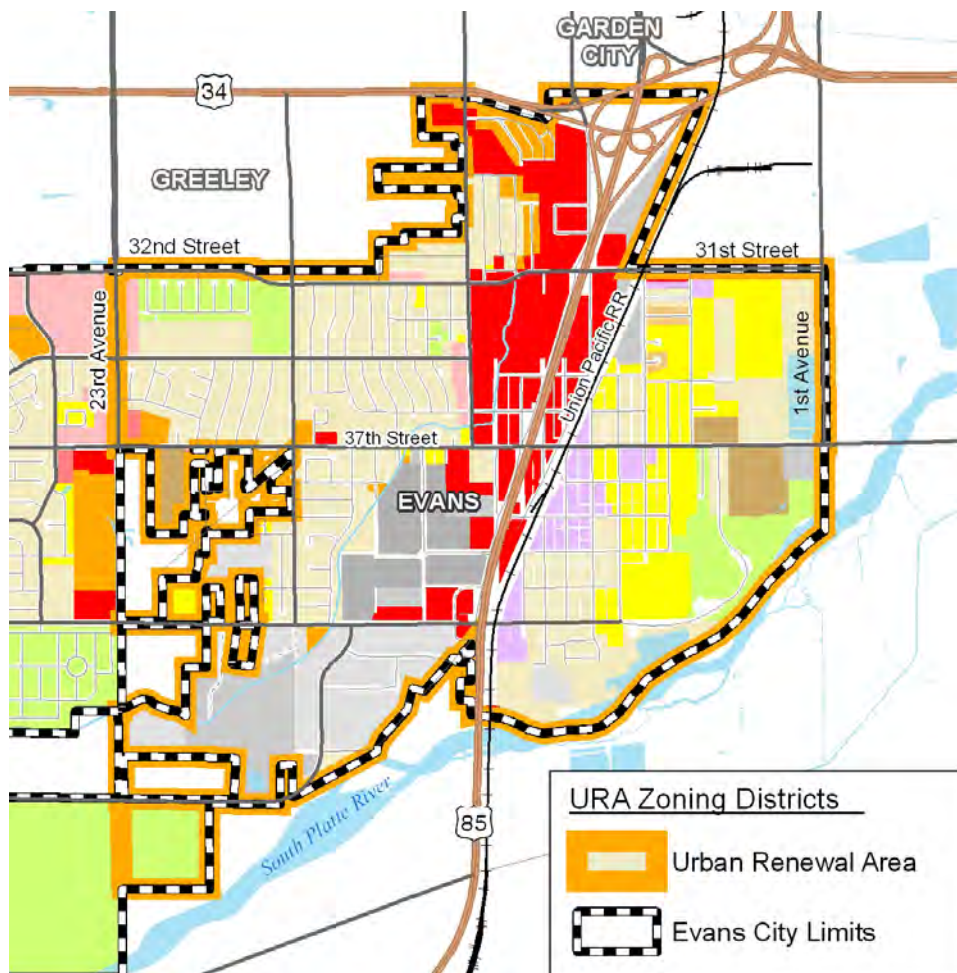
As defined by Colorado Statute, the survey has found that ten of the eleven criteria have been met as necessary to consider the Study Area as a "blighted area". These criteria are described herein in further detail, along with supporting documents for each factor.

SECTION II

Area Overview and Description

Area Overview

The Study Area, also referred to as the Evans Urban Renewal Area, comprises a total of approximately 1,739 acres all located within the City of Evans. This area is located between 23rd Avenue on the west, 1st Avenue to the east, the South Platte River to the south, and 31st Street to the north. Any areas within unincorporated Weld County have NOT been included in the Study Area. Primary access to this area is from U.S. Highway 34, U.S. Highway 85, 23rd Avenue and 37th Street, but access points also exist at 11th Avenue and 35th Avenue. There are also connections to this area from U.S. Highway 85 at 31st Street and 42nd Street. Many of these connections cross the Union Pacific Railroad which is on the eastern boundary of Highway 85. Exact Study Area boundaries are depicted on the maps in Exhibit B to this document.



The City of Greeley abuts the Study Area to the north, unincorporated Weld County and the Town of LaSalle abut to the south, and immediately to the east is unincorporated Weld County. West of the Study Area is a mix of unincorporated Weld County and incorporated City of Evans properties.

The property is currently zoned a mix of uses in the City of Evans. Exhibit D contains the current zoning map of the City and shows the Study Area. The zoning includes the majority of uses allowed within the City of Evans with the exception of agricultural uses and large lot residential. However, many uses (which have been grandfathered in over the year or are non conforming) are considered agricultural in this Study Area.

- C-1, Low Intensity Commercial
- C-2, Medium Intensity Commercial
- C-3, High Intensity Commercial
- I-1, Light Industrial
- I-2, Medium Industrial
- I-3, Heavy Industrial
- PUD, Planned Unit Development
- RC, Residential Commercial
- R-1, Single-Family Residential
- R-2, Two-Family Residential
- R-3, Multifamily Residential
- RMFH, Residential Manufactured Housing
- RMH, Residential Mobile Home

Please see Exhibit C and Exhibit D showing the aerial view of the study area and the zoning of the properties located within the proposed Urban Renewal Area.

The Study Area contains a mix of newer construction along with improvements dating from the 1930s and before. Two major commercial corridors run north/south through the study area: 23rd Avenue and 11th Avenue. 23rd Avenue, while largely undeveloped to the south, has a new Sam's Club in Evans to the west of the Study Area and some areas within the City of Greeley include revenue sharing of sales tax between Greeley and Evans. 11th Avenue is a mix of older commercial and residential and includes newly developed student housing, two mobile home parks (one in Greeley and an adjacent one in Evans), and several vacant pieces of commercial land.

Sections of the Study Area were the original "downtown Evans" in the late 1800's and early 1900's, and a few of those buildings remain as commercial endeavors

including Schwartz's Krautburgers and Main Street Stucco. The single-family residences in this part of the Study Area are approximately 60 to 80 years old for the most part, but also include some of newer construction.

Highway 85 has historically been an industrial area within the City of Evans. That area is still dominated by primarily light industrial uses, with auto-related storage, repair and sales businesses dominating. The vacant heavy industrial uses flanking the study area contribute to a general appearance of deterioration in the area.

The Study Area is currently developed, undeveloped and underdeveloped. It contains barns and out-buildings, a community resource center, major commercial big box stores, several churches, small home-based businesses, a landscape company, multifamily homes, three mobile home parks, agricultural land, several parks (one regional) and many single family homes (some of which are original to Evans). The majority of the property to the east is flood irrigated through a series of ditches. The property is gently sloping from the north to the south toward the South Platte River. There are many large trees in the vicinity of the homes located in the area. See Exhibit H for photographs of the Study Area.

The use of the property is restricted due, for the most part, to the lack of adequate public infrastructure.

Survey Documentation

To document the existing conditions, eight (8) exhibits have been prepared. These exhibits consist of photographs and maps of the property and are specifically referenced in the discussion of blight criteria. The exhibits are:

Exhibit A Regional Location Map

Exhibit B Evans Urban Renewal Area

Sub Area 1

Sub Area 2

Sub Area 3

Sub Area 4

Sub Area 5

Sub Area 6

Exhibit C Aerial Photograph

Exhibit D Zoning Map

Exhibit E Transportation Corridors

Exhibit F Flood Hazard Map

Exhibit G Conditions Survey Checklist

Exhibit H Study Area Photographs

Section III

Survey Findings

A. Area Conditions

Significant findings of the Evans Area Condition Survey are presented in this discussion which follows. These findings are based on a review of documents and reports, interviews, field surveys, and analyses conducted in the fall of 2009. Properties and buildings, along with public improvements adjacent to the Study Area, were evaluated and deficiencies noted. As previously explained, the purpose of this study was to determine whether conditions of blight as defined by the Colorado State Statute exist in the Study Area. The principal categories reported here and in line with the statute include deteriorating structures and site improvements, inadequate public improvements or utilities, and the existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings or other improvements.

B. Site Conditions

The evaluation of site conditions is divided into eleven (11) categories according to the definition of blight as listed earlier in this document.

Since this definition is a general overview pertaining to all sites, it is important to clarify its intention as it applies to the Study Area. According to state law, it is unnecessary for every condition of blight to be present in order to be eligible as an urban renewal area. Rather, an area can be qualified as blighted when four (4) or more conditions are present. The conditions need not be present in each parcel, but must be found in the Study Area as a whole.

Representative conditions among each category of site deterioration are described as follows:

Slum, Deteriorated and Deteriorating Structures



This section summarizes the on-site investigations of deterioration within the Study Area. The condition of deteriorating or deteriorated structures was primarily established through field survey work and observation of exterior physical conditions within the Study Area. No interior inspections were conducted. The most common examples of



structural deterioration found in the Study Area involved poorly maintained exterior finishes, and fascia and roof deterioration. Many properties were observed to have outbuildings in disrepair. Some older properties were also found to have window, roof, and wall deterioration. Other Study Area structural problems include deterioration of exterior walls, gutters, and fences.

Examples of properties affected by Condition (a) are shown in the photos above and attached as Exhibit H.

Defective or Inadequate Street Layout



Conditions typically associated with faulty street layout include poor vehicular access and/or internal circulation; substandard driveway definition and parking layout (e.g. lack of curb cuts, awkward entrance and exit points); offset or irregular intersections; substandard or nonexistent pedestrian circulation.

The most pervasive street conditions found in the Study

Area were related to substandard vehicular access posed by insufficient separation or non-existent driveway definitions or curb cuts, dead-end streets, and unpaved streets. Street layout is considered faulty in cases where a parking lot is not separated from the street, not defined by curb cuts, or poses awkward entry and exit to the street. The intersections of West Service Road at 31st Street, 37th Street, and 42nd Street have all been determined to be too close to Highway 85.

The photograph above and the photographs in Exhibit H depict unpaved streets, substandard vehicular access, and dead-end streets.

Faulty Lot Layout

Conditions typically associated with faulty lot layout include faulty lot shape and/or layout; and inadequate lot size. Poor access is also considered to be an indicator of faulty lot layout.

There are specific conditions that can be used to determine whether a Study Area is blighted based on faulty lot layout. Among these conditions are lot shape,



layout and size, as well as conformity of use. Lot layout is deemed to be faulty if the configuration relative to the street is contrary to what is desired for development. Lot shape is considered faulty if the shape is unusual to an extent that it deters or constraints development options. Poor access, a condition related to poor lot layout, is discussed in the subsection above under *Defective or Inadequate Street Layout*, and is also indicative of faulty lot layout.

Many lots in the Study Area are deep and narrow. Some lots on Pleasant Acres Drive are as much as four times as deep as they are wide. In other areas, lots are triangular due to the presence of the railroad or highway. Redevelopment on these lots is constrained because the existing buildings do not meet setback requirements.

The aerial photograph presented above illustrates several examples of faulty lots in the Study Area, as per the statute Condition (c).

Unsanitary or Unsafe Conditions

Conditions typically considered unsafe or unsanitary include: poorly lit or unlit areas; cracked or uneven sidewalks; poor drainage; environmental contamination; buildings located within a floodplain; uneven grading or steep slopes; and, the existence of trash, debris, weeds, abandoned vehicles, high incidence of reported crime, graffiti or other forms of vandalism or vagrant activity.

There are several locations within the Study Area exhibiting unsafe or unsanitary conditions. The most prevalent Study Area conditions considered unsafe or unsanitary include: poorly lit or unlit areas; trash, weeds, abandoned vehicles and other code violations; high incidence of reported crime; attractive nuisances; and flood hazards.



Poorly lit areas are prevalent throughout the Study Area particularly in large vacant parcels, parking lots in front of or behind older businesses, and industrial parcels in general. Problems of code violations can be found throughout the Study Area as well, most commonly in older multifamily residential areas.

Other instances of unsafe or unsanitary conditions were related to floodplain hazards and poor drainage. Many throughout the study area are impacted by the 100 year floodplain (also known as 1 percent floodplain). This area is indicated by the Federal Emergency Management Agency as Area "A" on flood insurance rate maps (FIRM). Because much of the study area is along the South Platte River or its smaller tributaries and the study area is relatively flat, this flood hazard area is rather extensive. See Exhibit F.

Examples of statute condition (d) are presented in the photo above and in Exhibit H.

Deterioration of Site and Other Improvements

A variety of blight conditions were observed within the Study Area related to the deterioration of site and other improvements. These conditions most commonly include incompatible mixtures of residential and industrial uses on adjacent lots; unproductive and vacant land; nonconforming buildings and uses; parking surface deterioration and unscreened trash



and mechanical equipment. Several sites were found to have site maintenance problems, a lack of landscaping, or signage problems. Examples of condition (e) are found throughout the Study Area, as shown in the photograph above and in Exhibit H.

Unusual topography or Inadequate Public Improvements or Utilities

Areas with inadequate public improvements or utilities include those with street pavement deterioration and lack of paved streets, gaps or deterioration in



sidewalks, and lack of landscaping, all of which can be found in the Study Area. Additionally, areas east of Highway 85 are irrigated by a deteriorating flood irrigation system. Finally, almost all parcels are considered, for purposes of this analysis, to have outdated power and phone system provision because of the reliance on

overhead utilities. This is considered to be an impediment to modern development and redevelopment in the current real estate market.

Examples of condition (f) are shown in the photo above and in Exhibit H.

Defective or Unusual Conditions of Title Rendering the Title Nonmarketable

Since extensive title research may be required to verify the existence of condition (g), it was not considered. However, certain areas within the Study Area may be hampered by multiplicity of ownership making assemblage of property into large, developable tracts difficult.

Existence of Conditions that Endanger Life or Property by Fire or Other Causes

In addition to hazards due to flooding mentioned previously under condition (d), numerous hazards exist in the Study Area due to dead trees and inadequate separation of structures and substandard electrical connections for mobile homes.



Examples of condition (h) are shown above and in Exhibit H. Above photo by Eric Bellamy, copyright 2009 The Greeley Tribune

Unsafe or Unhealthy Building Conditions

Unsafe or unhealthy building conditions are said to be present in parcels with environmental contamination, fire safety problems, or obviously unsafe structures or facilities. A number of buildings in the Study Area, primarily mobile homes, are considered to be unsafe to occupy.

Environmental Contamination

At least one property, the 7-Eleven gas station, is known to have environmental contamination. The fuel leak beneath the 7-Eleven has reportedly spread beyond the property. The property and surrounding area are in process of being mitigated.

High Service Demands or Underutilized Sites

This statutory category considers two different conditions that can impact the welfare of an area. Sites (in this case parcels) exhibiting “health, safety, or welfare factors requiring high levels of municipal services” may include areas of high crime or repeated fire code violations. Areas characterized by “substantial physical underutilization or vacancy of sites, buildings, or other improvements” may include vacant lots, parcels with vacant structures, or parcels for which the value of improvement is disproportionately small in relation to the land value.

Many properties within the Study Area are vacant, undeveloped, but platted land.

Section IV

Study Conclusions

The presence of blight “...*substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare...*” [Colorado Revised Statute 31-25-103(2)]

It is the conclusion of this survey that within the Study Area, as described in this report, there is a presence of adverse physical conditions sufficient to meet criteria established in the state statute. Although some portions of the Study Area are in adequate or sound condition, there exist deteriorated and substandard conditions throughout the Study Area as a whole, which could lead the legislative body to a finding that this area is blighted. The conclusion of this study is based on the following summary of qualifying conditions found in the Study Area and described in this report.

(a) and (i): Deteriorating or deteriorated structures and buildings identified as unsafe or unsanitary were evident within the Study Area. Several buildings have secondary structure and exterior structure, as well as primary structure deterioration. Additionally, problems exist with the physical condition of older structures. Instances of blight, due in part to apparent neglect, were evident on several sites.

(b) and (c): Conditions of faulty street and lot layout existed throughout the Study Area. The conditions that did exist concerning faulty street and lot layout included problems associated with poor vehicular access and faulty lot layout, shape and size.

(d) and (h): Unsanitary or unsafe conditions and endangerment were prevalent throughout the Study Area. Conditions included poorly lit or unlit areas; lack of sidewalks, curb and gutter deterioration, unscreened trash and machinery, and abandoned vehicles.

(e): Substandard site improvements were prevalent throughout the Study Area. Conditions included gravel streets, inadequate drainage, parking surface deterioration, neglect and site maintenance problems, and trash/debris/weeds, with occasional instances of a lack of landscaping.

(f): Unusual topography and inadequate public improvements were evident throughout the Study Area. Inadequate public improvement was universal within the Study Area due to gravel streets, street pavement (and shoulder) deterioration, lack of sidewalks, curb & gutter, lack of drainage and particularly, overhead utilities.

(j) *Environmental contamination* was not evaluated although is highly likely in certain areas and a known at the 7-11 station.

(k.5): *High Services Demand or Site Underutilization* could be found at several sites throughout the Study Area due to vacant land and buildings.

Ten of the eleven qualifying blight conditions specified by state statute were found in this study area.

Table I summarizes blight qualifying conditions present in the Old Town Study Area.

Table 1 Blight Qualifying Conditions (C.R.S. Colorado Revised Statute 31-25-103(2))										
a.	b.	c.	d.	e.	f.	g.	h.	i.	j.	k.5.
Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes

(a) *Slum, deteriorated, or deteriorating structures;*

(b) *Predominance of defective or inadequate street layout;*

(c) *Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;*

(d) *Unsanitary or unsafe conditions;*

(e) *Deterioration of site or other improvements;*

(f) *Unusual topography or inadequate public improvements or utilities;*

(g) *Defective or unusual conditions of title rendering the title non-marketable;*

(h) *The existence of conditions that endanger life or property by fire or other causes;*

(i) *Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidations, deterioration, defective design, physical construction, or faulty or inadequate facilities;*

(j) *Environmental contamination of buildings or property;*

(k.5) *The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements;*

(l) If there is no objection of such property owner or owners and the tenant or tenants of such owner or owners, if any, to the inclusion of such property in an urban renewal area, "blighted area" also means an area that, in its present condition and use, and by reason of the presence of any one of the factors specified in paragraphs (a) to (k.5) of this subsection (2), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare. For purposes of this paragraph (1), the fact that an owner of an interest in such property does not object to the inclusion of such property in the urban renewal area does not mean that the owner has waived any rights of such owner in connection with laws governing condemnation.

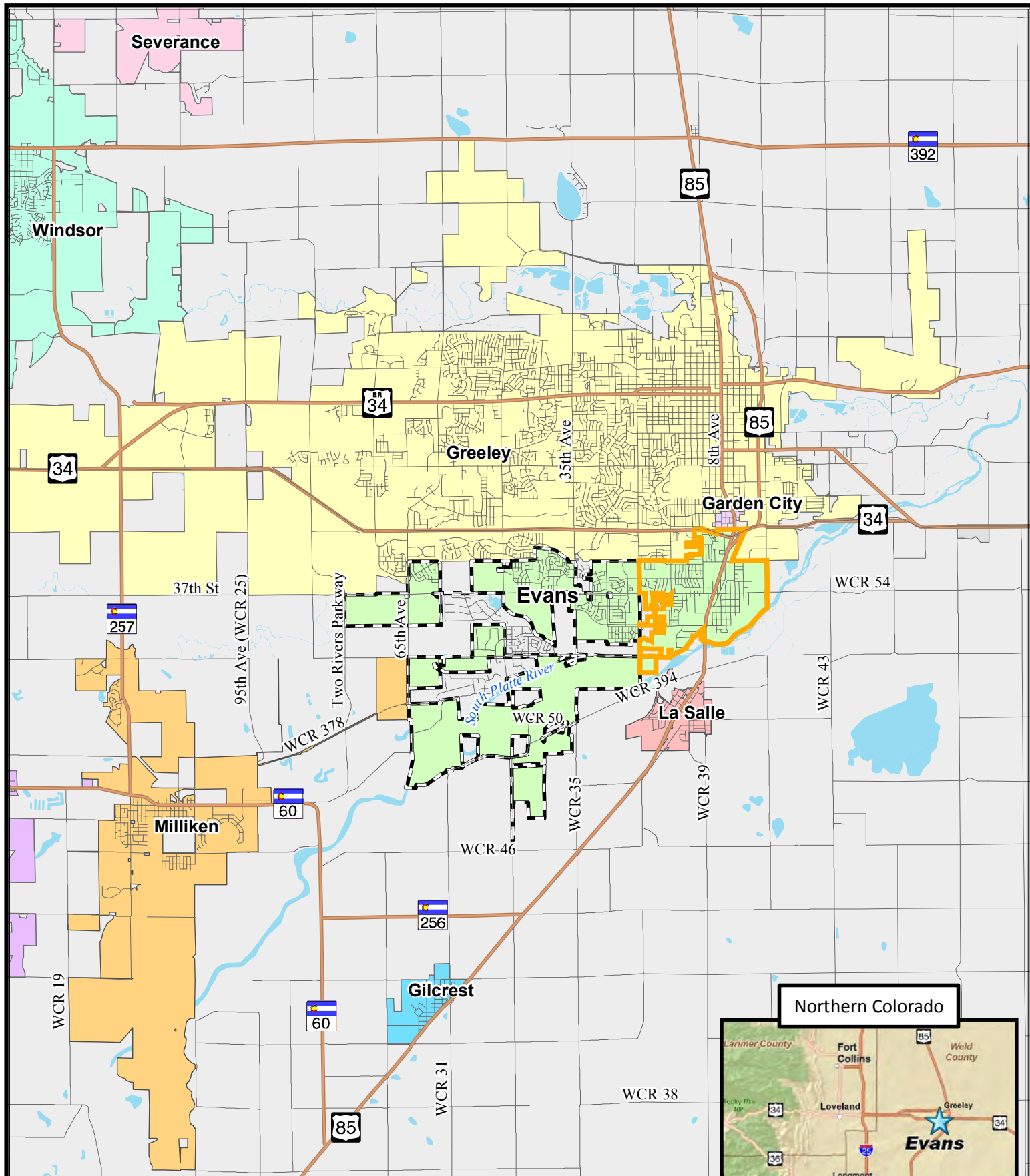


Exhibit A: Regional Map

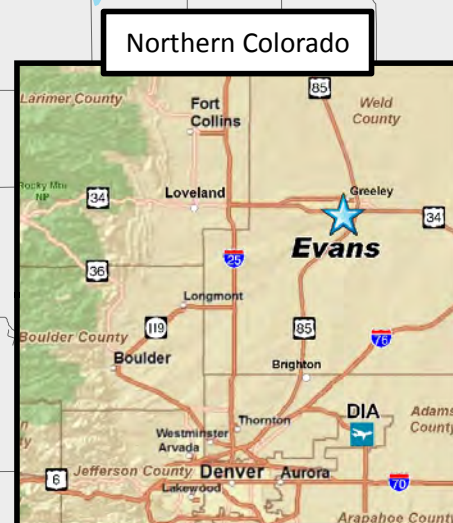
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Evans Urban
Renewal Area



Evans City Limits



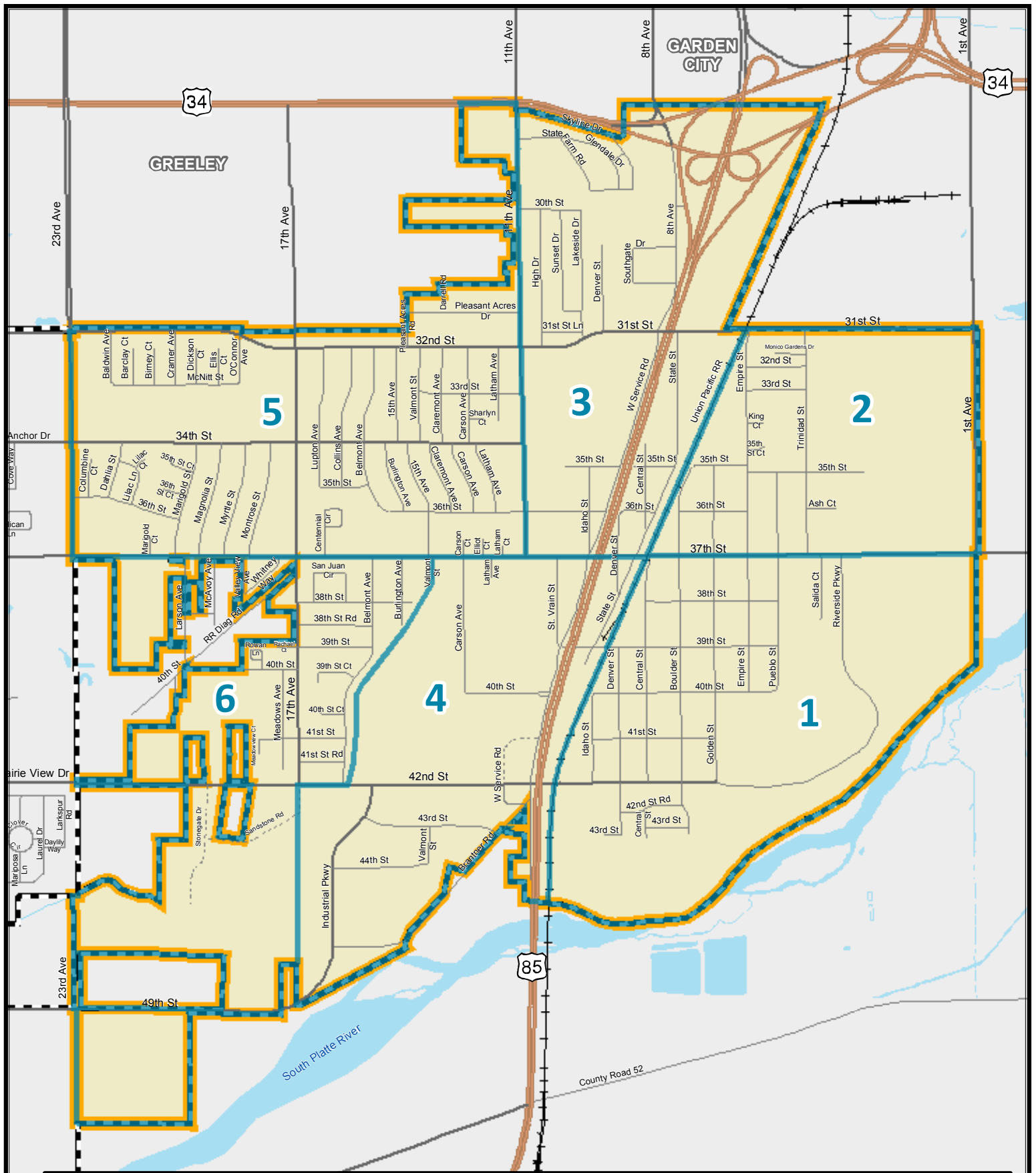


Exhibit B: Evans Urban Renewal Area

1 Inch = 1500 Feet



Urban Renewal Area



Urban Renewal Area
Sub Areas



Evans City Limits



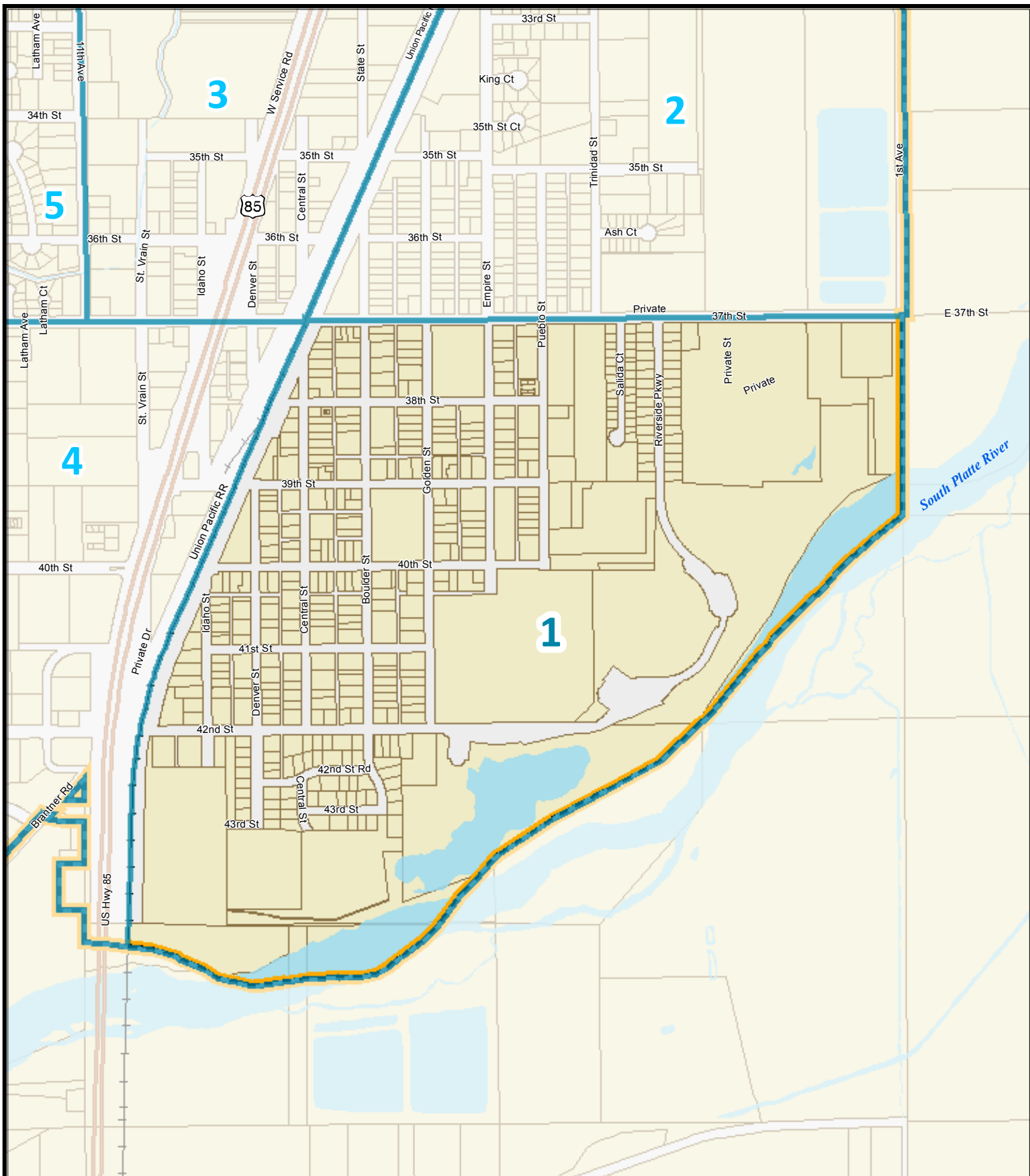


Exhibit B1: Evans Urban Renewal Area - Sub Area 1

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Urban Renewal Area



Urban Renewal Area
Sub Areas



Evans City Limits



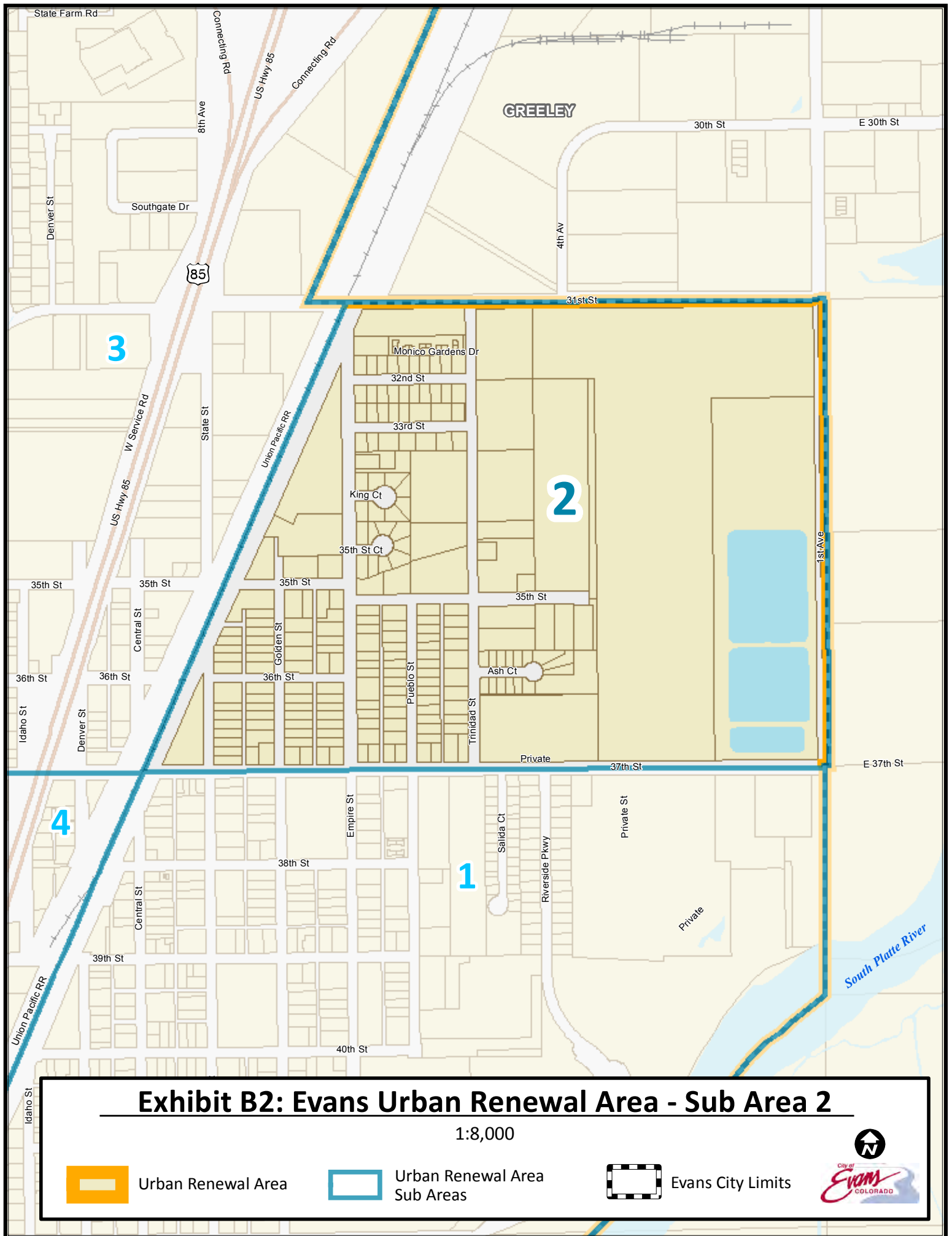
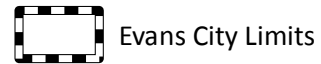
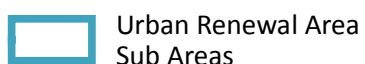
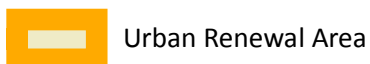


Exhibit B2: Evans Urban Renewal Area - Sub Area 2

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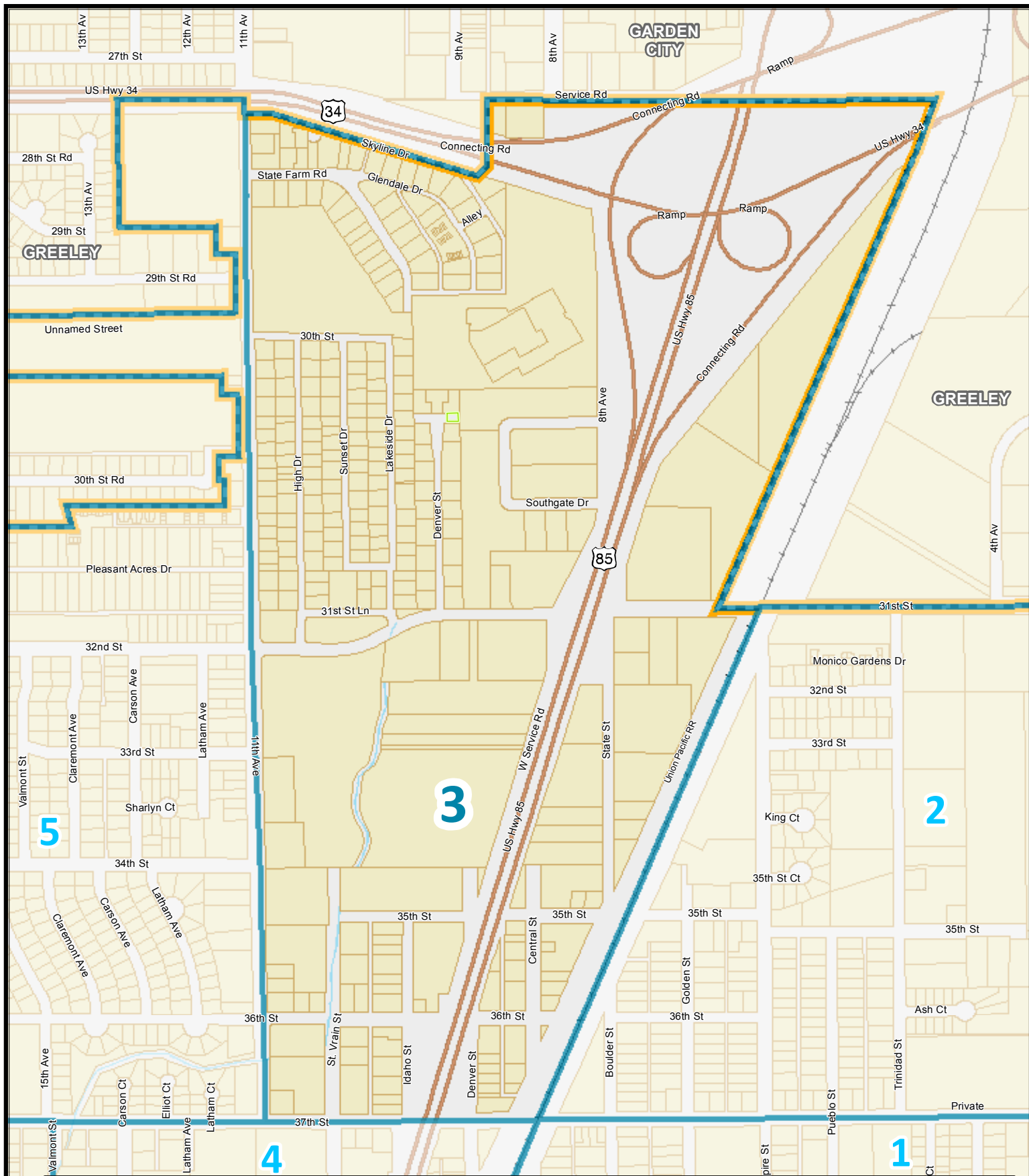


Exhibit B3: Evans Urban Renewal Area - Sub Area 3

1:8,000



Urban Renewal Area



Urban Renewal Area
Sub Areas



Evans City Limits



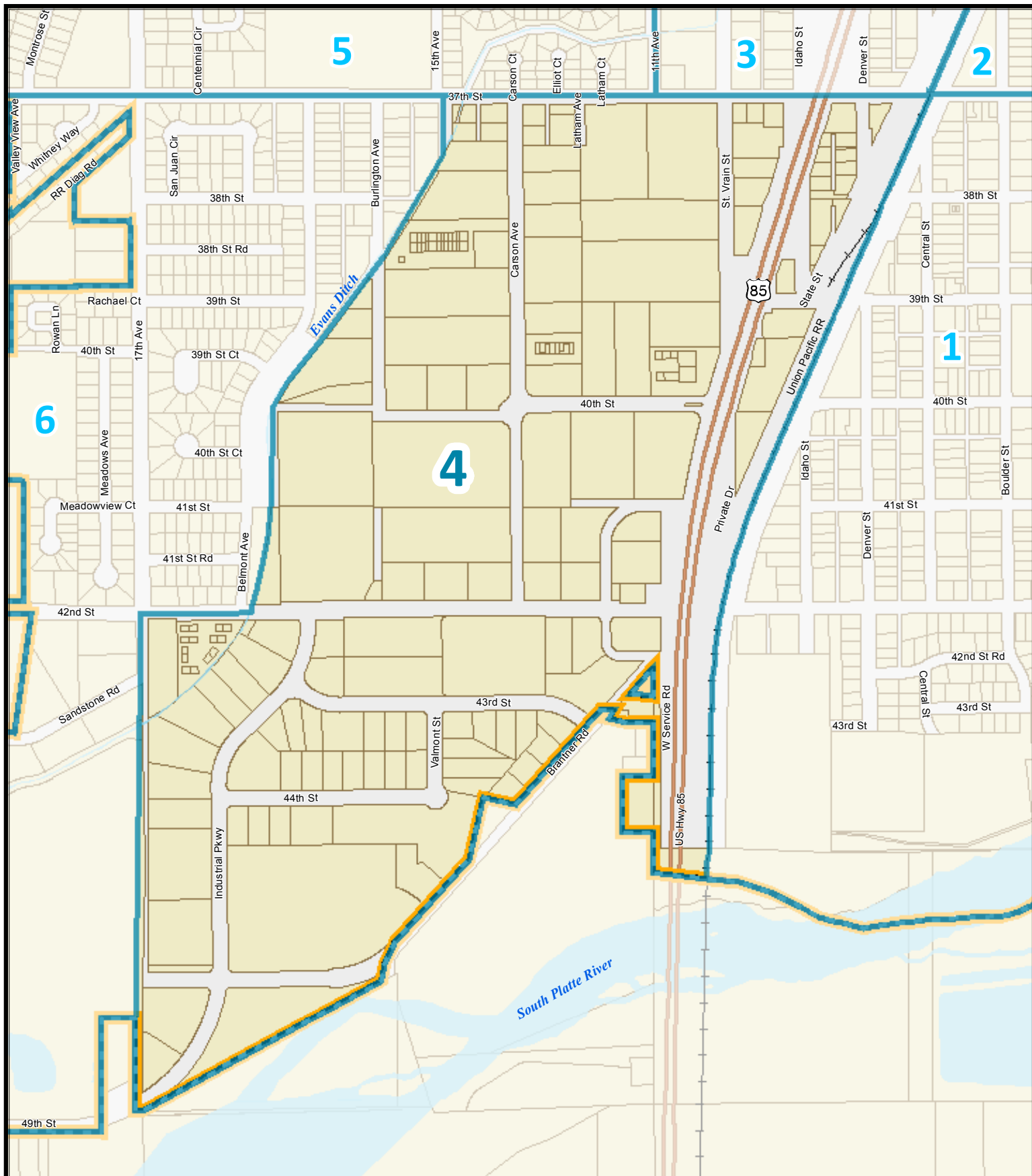


Exhibit B4: Evans Urban Renewal Area - Sub Area 4

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Urban Renewal Area



Urban Renewal Area
Sub Areas



Evans City Limits



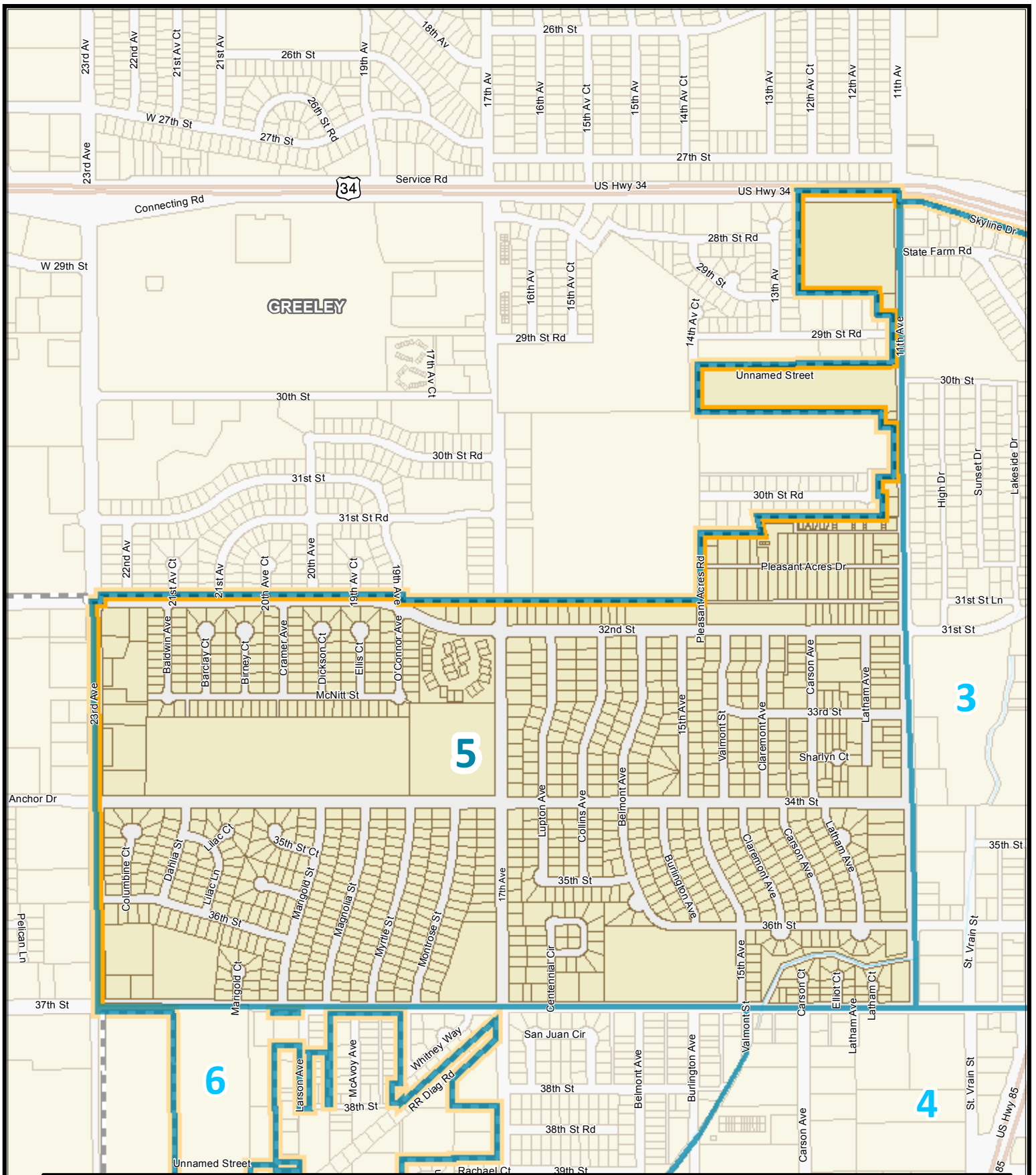


Exhibit B5: Evans Urban Renewal Area - Sub Area 5

1:10,000



Urban Renewal Area



Urban Renewal Area
Sub Areas



Evans City Limits



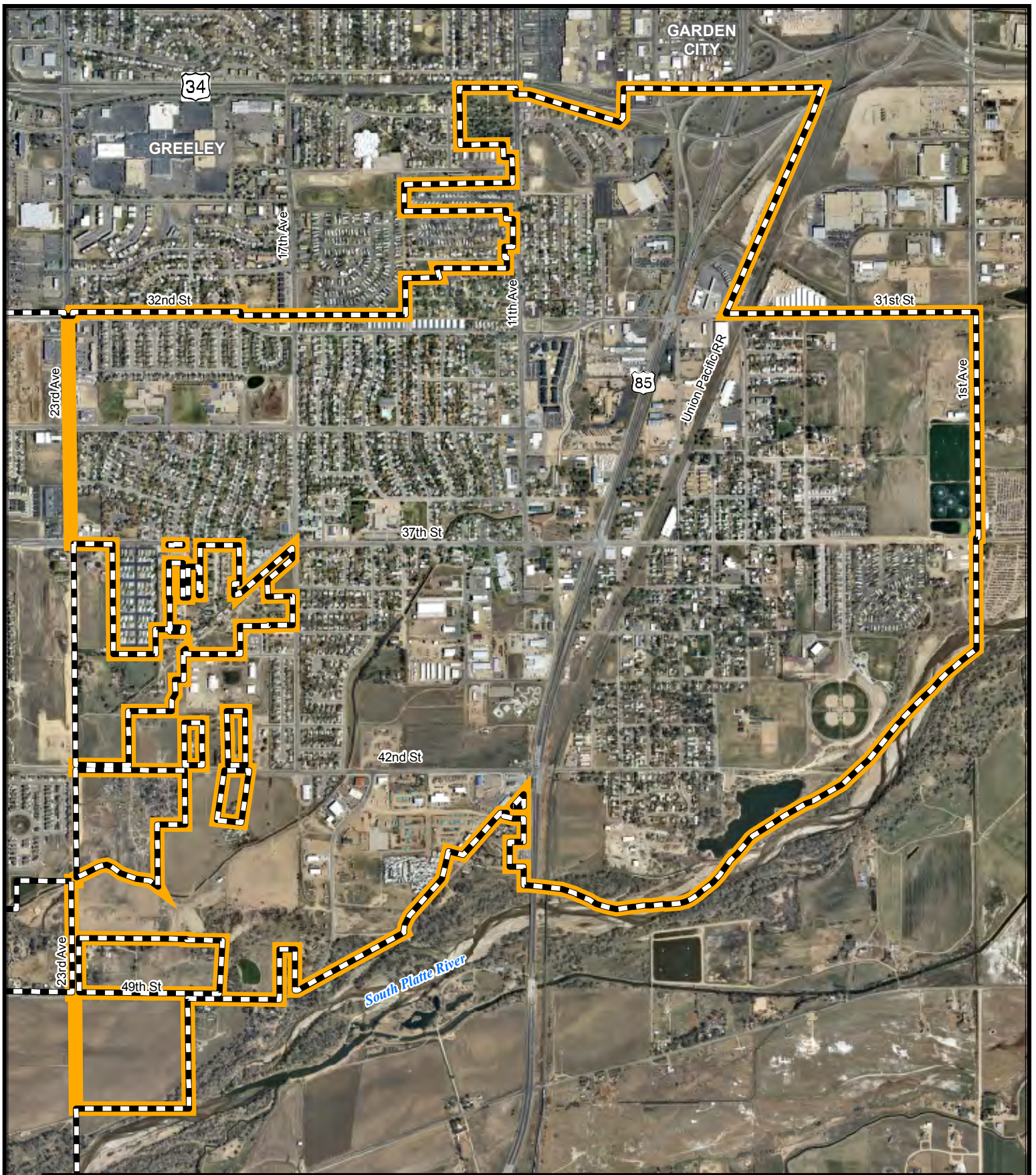
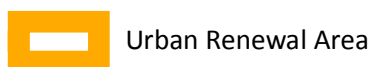


Exhibit C: Aerial Photography Map

Aerial photography collected April 2008 1 Inch = 1500 Feet



Urban Renewal Area



Evans City Limits



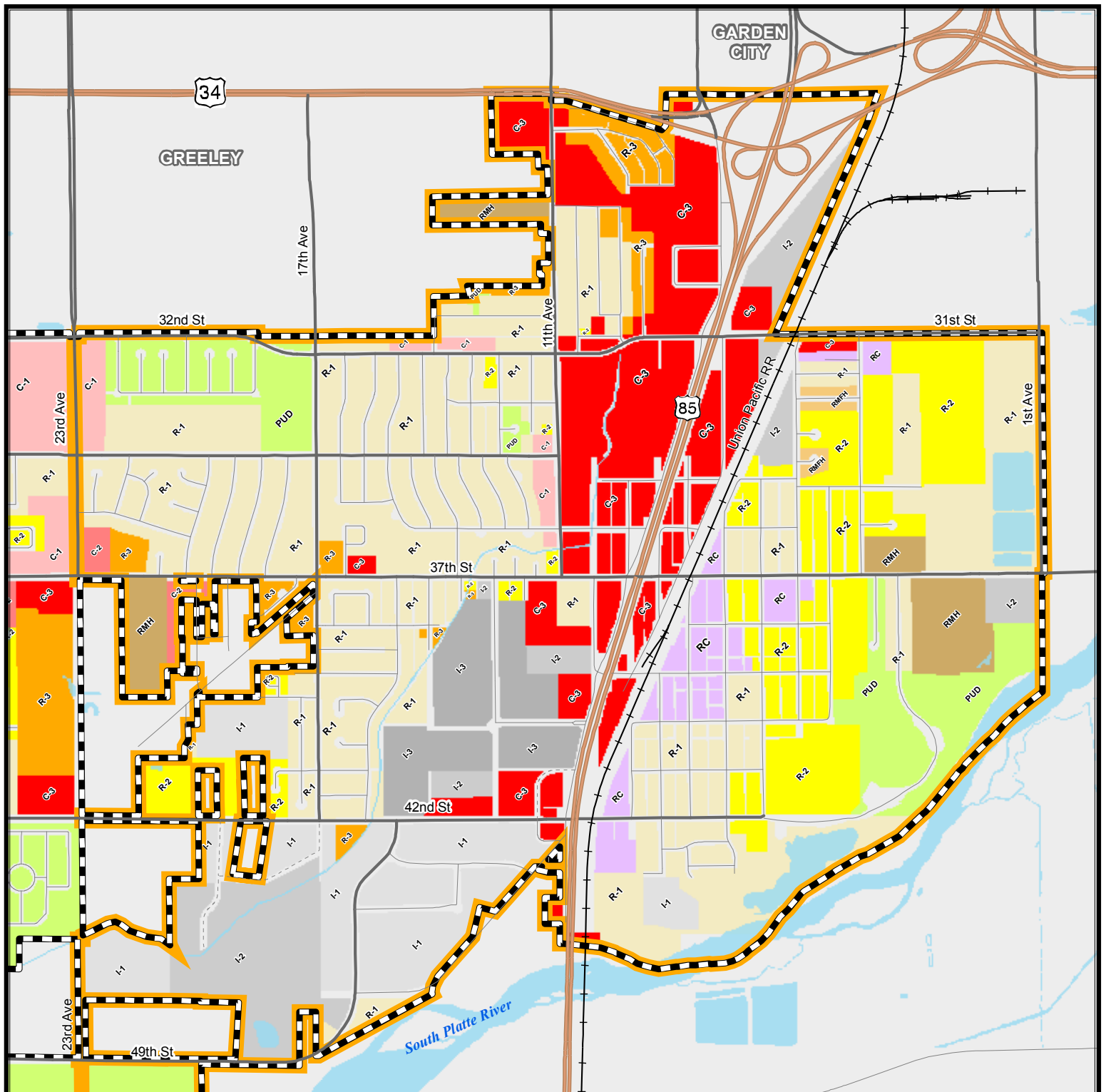


Exhibit D: Evans Urban Renewal Area Zoning

Zoning Classification

- C-1, Commercial Low Intensity
- C-2, Commercial Medium Intensity
- C-3, Commercial High Intensity
- I-1, Light Industrial
- I-2, Medium Industrial
- I-3, Heavy Industrial
- PUD, Planned Unit Development
- RC, Residential Commercial

- R-1, Single-family Residential
- R-2, Two-family Residential
- R-3, Multifamily Residential
- RMFH, Residential Manufactured Housing
- RMH, Residential Mobile Home



Evans City Limits



Urban Renewal Area



1 Inch = 1500 Feet

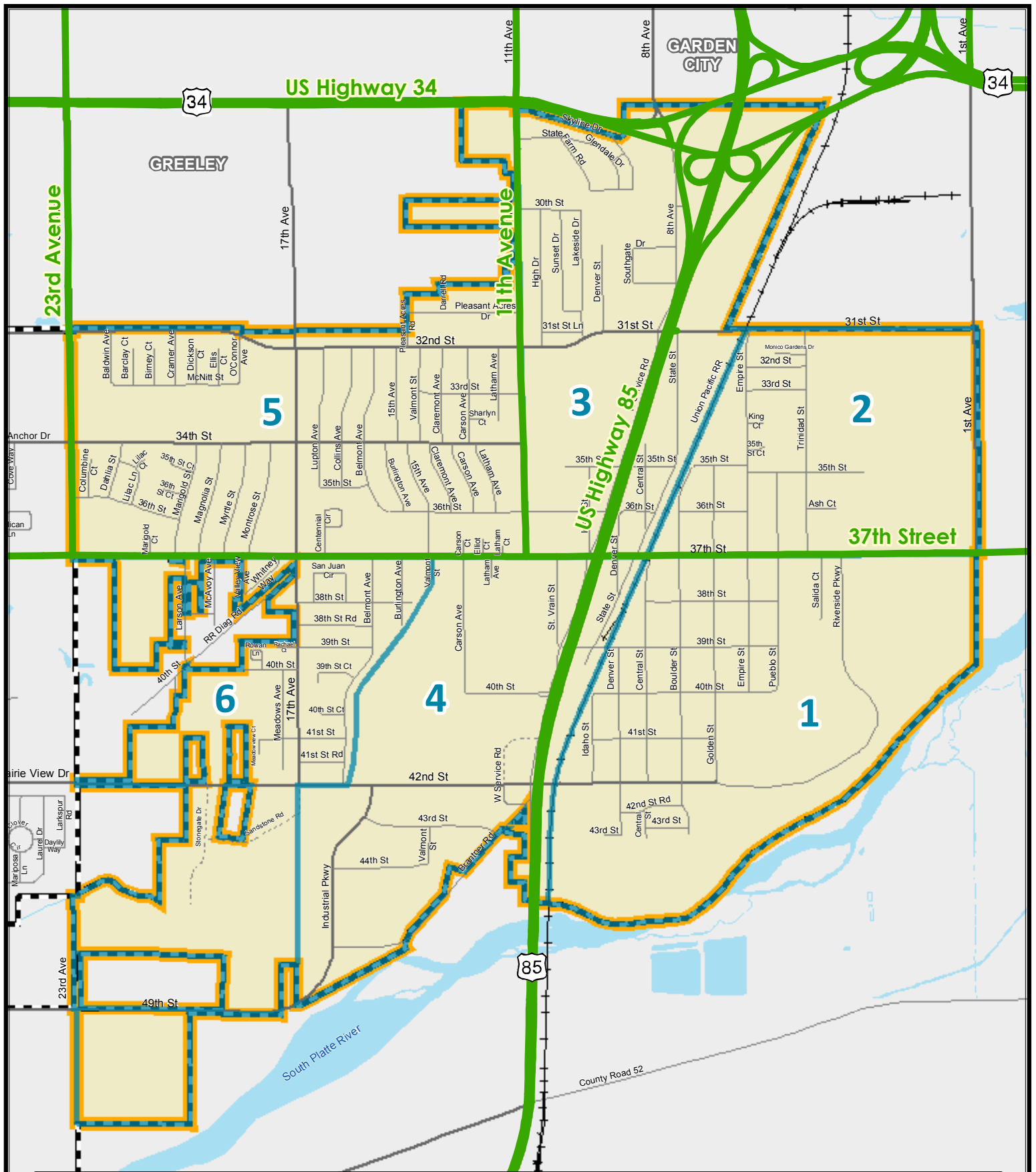


Exhibit E: Transportation Corridors

1 Inch = 1500 Feet



Major Transportation
Corridors



Urban Renewal
Area



Urban Renewal Area
Sub Areas



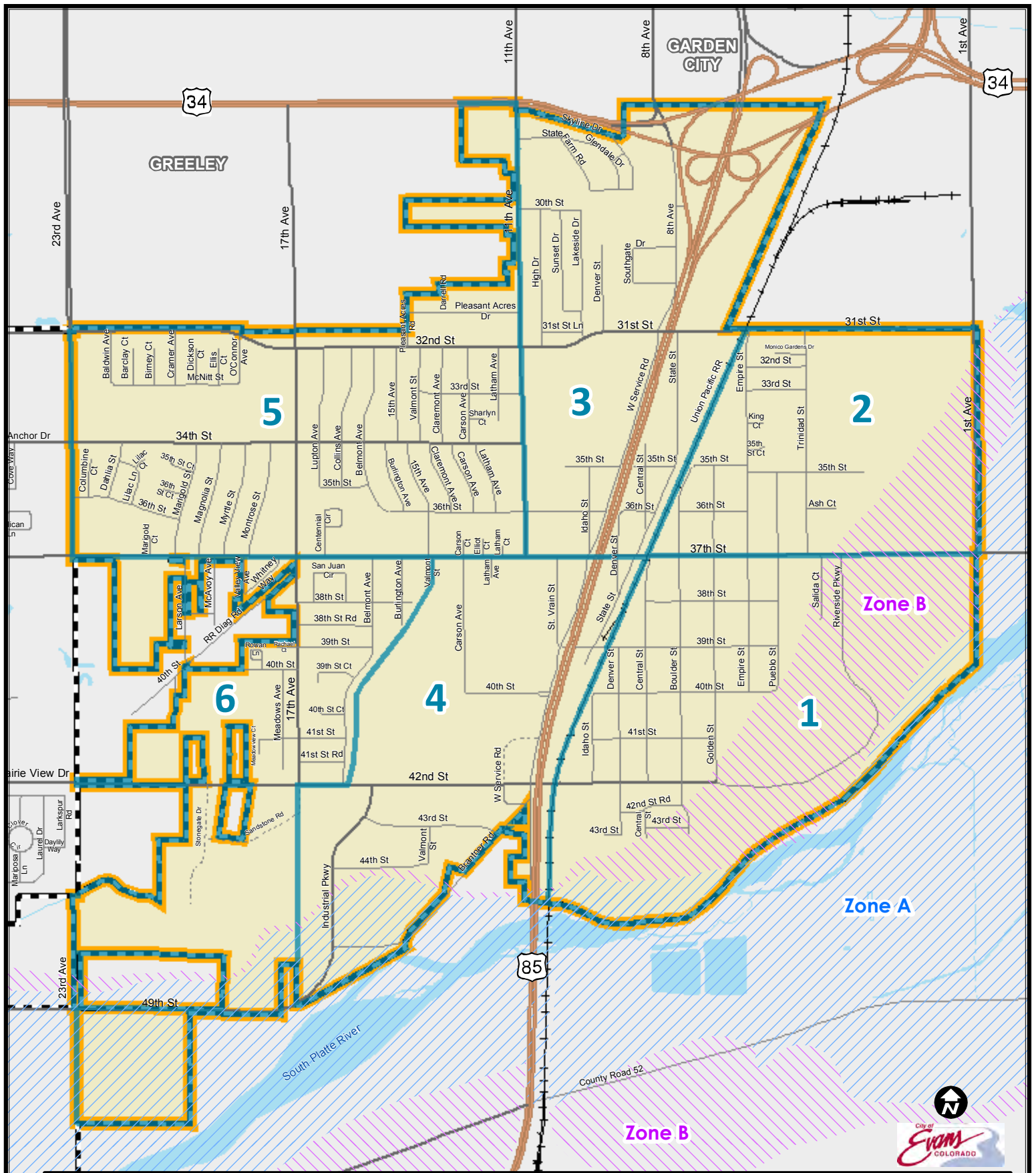


Exhibit F: Flood Hazard Map

Source: FEMA Q3 FIRM data

1 Inch = 1500 Feet

Zone A -
100-Year Floodplain

Zone B -
500-Year Floodplain

Urban Renewal
Area

Urban Renewal Area
Sub Areas

Exhibit G – Conditions Survey Checklist

Sub Area ID	Deteriorated (ing) Structures	Defective or Inadequate Street Layout	Faulty Lot Layout	Unsanitary, Unsafe Conditions	Deterioration of site or other improvements	Inadequate public improvements or utilities.	Defective title	Dangerous conditions (fire or other)	Dangerous bldgs, bldg code violations, dilapidation, defective design	Environmental contamination, hazards	Health/safety/welfare factors requiring high levels of municipal services, substantial underutilization/ vacancy of sites/ bldgs/other improvements
Condition No.	1	2	3	4	5	6	7	8	9	10	11
1	X	X	X	X	X	X		X	X		X
Notes	Broken windows, sagging roofs, outmoded structures, vacant bldgs, unmaintained bldgs, lots	Dead ends (Boulder, Central, Denver), unpaved streets (Idaho, Pueblo, 40th), lack of sidewalks (most streets), deteriorating alleys (most of them)	Narrow lots, unused/underused land, triangular parcels (RR), parcels too small to develop	Floodplains (deteriorating levee), crime	Industrial uses adjacent to residential, unused land, nonconforming bldgs and uses, code issues, graffiti	Unpaved streets, lack of sidewalks, lack of landscaping, deteriorating flood irrigation system		Dead trees, building separation	Building & Fire Code violations		Substantial vacant, undeveloped land, aboveground power lines, drainage problems
2	X	X	X	X	X	X		X	X		X
Notes	Broken windows, outmoded structures, vacant bldgs, unmaintained bldgs, lots	Unpaved streets (Trinidad, 35th), lack of sidewalk (1st), deteriorating alleys	Two-block alleys, deep lots (35th, Empire), triangular parcels (RR),	Crime	Industrial uses adjacent to residential, unused land, nonconforming bldgs and uses, code issues, graffiti	Unpaved streets, lack of sidewalks, lack of landscaping		Dead trees, building separation	Building & Fire Code violations		Substantial vacant, undeveloped land, aboveground power lines, drainage problems
3	X	X	X	X	X	X		X		X	X
Notes	Broken windows, outmoded structures, vacant bldgs, unmaintained bldgs, lots	Unpaved streets (35th, Idaho, St Vrain), lack of sidewalks (Denver, Lakeside, Sunset, High, 30th, State Farm)	State Farm, Sunny View, triangular parcels (RR)	Crime	State Farm, Sunny View, 85 Corridor industrial uses	State Farm, Sunny View, WSR		Drainage		7-Eleven	Substantial vacant, undeveloped land, aboveground power lines, drainage problems
4	X	X	X	X	X	X		X			X
Notes	Broken windows, outmoded structures, vacant bldgs, unmaintained bldgs, lots	Unpaved streets (40th, Burlington, 43rd, 44th), lack of sidewalks (Carson, West Service Rd)	Triangular parcels (RR)	Floodplain, crime	Industrial uses adjacent to residential, unused land, nonconforming bldgs and uses, code issues	Unpaved streets, lack of sidewalks, lack of landscaping		Drainage			Substantial vacant, undeveloped land, aboveground power lines, drainage problems
5	X	X	X	X	X	X			X		
Notes	Green Acres, dead-end Latham	Pleasant Acres	Narrow lots, unused/underused land	Crime	Deteriorating streets, nonconforming bldgs and uses, code issues, graffiti	Lack of sidewalks			West side 11th Ave, north of 33rd		
6	X	X		X	X	X		X			X
Notes	Deteriorating structures	Unpaved streets (Larson, 23rd), lack of sidewalks (37th, 17th, Belmont, 42nd)		Floodplain, crime	Industrial uses adjacent to residential, unused land, nonconforming bldgs and uses, code issues	Unpaved streets, lack of sidewalks, lack of landscaping		Dead trees			Substantial vacant land

Exhibit H – Study Area Photographs

Slum, Deteriorated and Deteriorating Structures



Defective or Inadequate Street Layout





Faulty Lot Layout





Unsanitary or Unsafe Conditions



Above photo by Eric Bellamy, copyright 2009 The Greeley Tribune.



Deterioration of Site and Other Improvements



Inadequate Public Improvements or Utilities





Existence of Conditions that Endanger Life or Property by Fire or Other Causes

